



EQUUS

Country & Equestrian



CHAPEL COTTAGE

CHAPEL COTTAGE, Plum Pudding Lane, Dargate Nr Faversham, Kent ME13 9HB



Immaculately presented deceptively spacious 2 bedroom semi-detached period cottage (unlisted), stables, 5 acres (*TBV) of pasture with fenced paddocks including slip rails, exercise area with drainage and a small area of orchard with Kentish fruit and cob nut trees. Set in a desirable location located in the popular rural village of Dargate near Faversham.

There is a gravelled drive to the side of the house which has agreed shared drive access and leads to a parking area for 2 vehicles and a bespoke L shaped STABLE BLOCK of brick and wood construction with concrete base and fenced coral, consisting of 3 stables, tack/feed room with space for washing machine and hay barn with power and light laid on.

The property provides excellent living accommodation with a well-designed layout ensuring a seamless flow over 2 floors, with a ground floor extended kitchen/family room, dining room, sitting room, luxury family bathroom and 2 first floor double bedrooms one with an en suite shower.

The main garden of the cottage is adjacent to the parking area, fenced in with double gated and pedestrian gated access leading to the garden area. This is mainly laid to lawn with fenced borders with a variety of trees and shrubs and a garden area and paved area for Al fresco dining with Jacuzzi installed and a useful detached GARDEN STUDIO with bedroom & shower room.

There is also a separate pre fabricated concrete detached large GARAGE set at right angles to the garden with wooden double doors opening onto the private parking area with power and lights.

The large plot of 5 acres (*TBV) of paddocks is opposite the property and is likely to appeal to those keen on horse riding, walking, cycling or just 'wildlife watching' and offering ideal options for recreational use.

LOCATION & AREA AWARENESS

This property is set in the centre of the village of Dargate in a conservation area, on a quiet country lane in this sought after and desirable location. The village is surrounded by some picturesque countryside which is mainly farmland and woodland with many footpaths and bridleways ideal for walking or riding. There is a village pub, The Dove which is a short stroll from the property and forms a key part of the village community. Nearby villages include Hernhill and Boughton offering good local amenities including churches, shops, primary schools and public houses. The local seaside location of Whitstable (4 miles), and the Cathedral City of Canterbury (8 miles) both offer an excellent range of shopping, recreational and educational facilities and mainline stations via high speed rail link to London St Pancras. There is good access to road networks nearby including the A299 Thanet way leading to A2/M2 motorway to London.

There is extensive off road hacking available in the area via the many bridleways nearby as well as a range of equestrian centres situated in the vicinity.

MATERIAL INFORMATION & SERVICES /OUTGOINGS

TENURE: Freehold PROPERTY TYPE : Semi Detached CONSTRUCTION : Brick

NUMBER & TYPE OF ROOMS : 2 Beds ,Studio,3 Receptions,see attached floorplans

PARKING : Multiple parking on hard standing by field and by the house for 2 cars

TITLE NUMBERS : K358629,K967636 FLOOD RISK : Zone 1

LOCAL AUTHORITY: Swale Borough Council

TAX BAND: C

EPC RATING: D Certificate number - 2041-9072-2040-6304-7195

SERVICES: Mains water un metered, electric, mains gas central





heating, mains drainage, superfast broadband average 600 speed
STABLES : Connected to house electric and mains water

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents/restrictions/history//phone coverage for more helpful information about the property and surrounding local area before proceeding in a purchase visit |www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk | www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org | <https://checker.ofcom.org.uk/en-gb/mobile-coverage> | www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics

LAND

The acreage and or land shown / stated on any map and or screen print for the property is *TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants /buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited /qualified company who can measure the area for a compliant Land Registry Title.

VIEWING ARRANGEMENTS

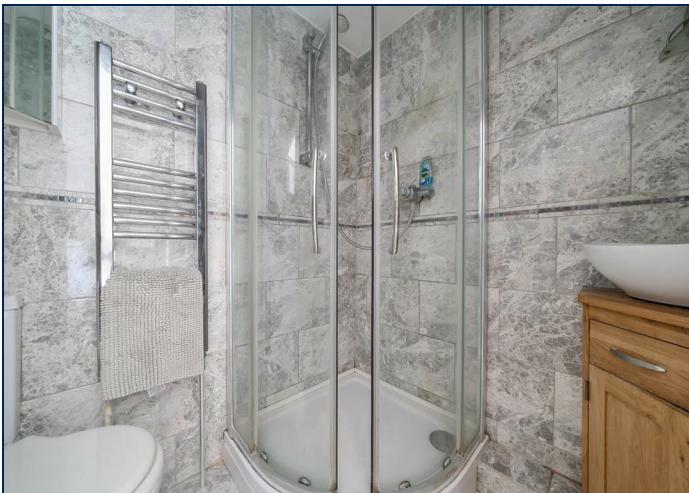
All Viewings are strictly by Appointment with the Vendors' Agent - Celia Ransley

Equus Country & Equestrian, South East/South West

T: 01892 829014

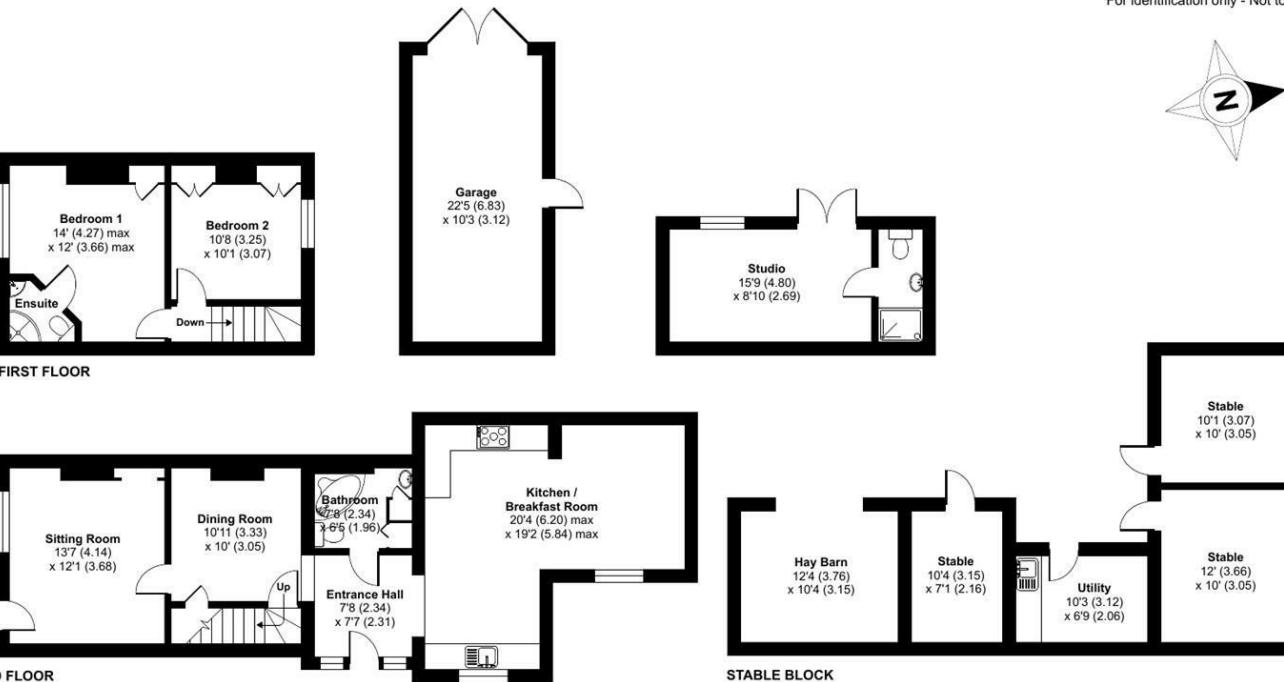
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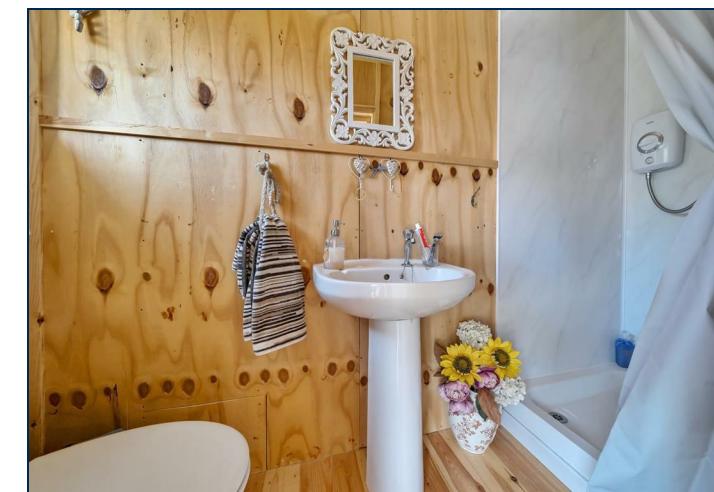
Guide price £675,000





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcacom 2024. Produced for Equus Property. REF: 1125193

Main House = 1092 sq ft / 101.4 sq m
 Garage = 228 sq ft / 21.2 sq m
 Studio = 175 sq ft / 16.2 sq m
 Stable Block = 521 sq ft / 48.4 sq m
 Total = 2016 sq ft / 187.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	81
(69-80) C	63
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	78
(69-80) C	
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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